



John T. Auberger
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

AUGUST 17, 2010

General Information:

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Roll Call:

Albert F. Meilutis, Chairman

Michelle M. Betters

Diana M. Christodaro

Randy T. Jensen

William F. Murphy

John J. Riley

Christopher A. Schiano, Deputy Town Attorney

Ivana Frankenberger, Planning Assistant

Mary Jo Santoli, Secretary to the Zoning Board

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

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OLD BUSINESS:

1. **Applicant:** Wilma Bloss
 Location: 260 Arlidge Drive (a.k.a. 151 El Rancho Drive)
 Mon. Co. Tax No.: 075.10-8-8
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance to allow six (6) dogs to be kept at a residence, where not more than three (3) dogs shall be permitted per dwelling unit. Sec. 211-30 A

NEW BUSINESS:

1. **Applicant:** James S. Spears
 Location: 63 Lowden Point Road
 Mon. Co. Tax No.: 026.15-4-23
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for an existing 15 ft. round, aboveground pool to be located a waterfront yard, where accessory structures, including pools, are permitted in rear yards only. Sec. 211-11 E (3)

2. **Applicant:** Maximillian M. & Charlene Chung
 Location: 21 Sara Minni Drive
 Mon. Co. Tax No.: 044.04-10-43
 Zoning District: R1-18 (Single-Family Residential)
 Request: An area variance for a proposed in-ground pool to be located in a side yard, where accessory structures, including pools, are permitted in rear yards only. Sec. 211-11 E (3)

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- 3. Applicant:** Adrienne Stewart
Location: 57 Stonecliff Drive
Mon. Co. Tax No.: 060.59-2-39
Zoning District: R1-E (Single-Family Residential)
Request: An area variance to allow four (4) dogs to be kept at a residence, where not more than three (3) dogs shall be permitted per dwelling unit. Sec. 211-30 A
- 4. Applicant:** Catherine C. Smith
Location: 159 Post Avenue
Mon. Co. Tax No.: 033.04-2-8
Zoning District: R1-E (Single-Family Residential)
Request: A Special Use Permit for a proposed in-law apartment. Sec. 211-11 C (2) (e)
- 5. Applicant:** Jeffrey F. Reeves
Location: 328 Lowden Point Road
Mon. Co. Tax No.: 026.18-1-22
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure (detached garage) to have an overall height of 20.4 ft., instead of the 17.0 ft. maximum permitted. Sec. 211-11 E (1), Table I
b) An area variance for a proposed detached garage (32.0 ft. x 48.0 ft.; 1334 sq. ft.), resulting in a total gross floor area of 1686 sq. ft. for all existing and proposed accessory structures and attached garages, where 1000 sq. ft. is the maximum gross floor area permitted for lots 16,000 sq. ft. to one acre in area. Sec. 211-11 E (1), Table I
c) An area variance for total gross floor area of proposed accessory structures and existing attached garage on the premises (1686 sq. ft.) exceeding the total area of the principal structure (1440 sq. ft.) on the premises. Sec. 211-11 E (1), Table I

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- 6. Applicant:** Peter & Karen Pasicznyk
Location: 21 Olivia Circle
Mon. Co. Tax No.: 073.02-3-19
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed shed (8.0 ft. x 10.0 ft.; 80.0 sq. ft.) to be located in a front yard, where accessory structures, including sheds, are permitted in rear yards only. Sec. 211-11 D (3)
- 7. Applicant:** Christine A. Casey
Location: 117 Rae Drive
Mon. Co. Tax No.: 074.07-10-13
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing pool deck (16.6 ft. x 16.4 ft.; 270.6 sq. ft.) to have a (north) side setback of 3.8 ft., instead of the 7.6 ft. minimum required. Sec. 211-11 E (1), Table I
- 8. Applicant:** David Carter
Location: 3029 Ridgeway Avenue
Mon. Co. Tax No.: 088.03-1-9
Zoning District: R1-18 (Single-Family Residential)
Request: An area variance for a proposed attached garage (approximately 1016 sq. ft.), resulting in a total gross floor area of 1608 sq. ft. for all existing and proposed accessory structures and attached garages, where 1250 sq. ft. is the maximum gross floor area permitted for lots over one acre in area. Sec. 211-11 E (1), Table I

MODIFICATION TO NEIGHBORHOOD NOTIFICATION:

ADJOURNMENT

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